THE WEST STREET BUILDING

READY FOR OCCUPANCY APRIL 1ST

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CRUIKSHANK COMPANY, Agent

141 BROADWAY, NEW YORK.

A slight increase in the volume and scope of brokerage trading was apparent yesterday. Several transactions of interest were reported, affecting valuable improved property. A loft and office building in Fifth avenue between Nineteenth and Twentieth streets was sold by the representatives of the estate of a member of a firm of pubishers which now occupies a portion of the building. Mrs. Robert A. Van Wyck sold a private house in Fifty-seventh street near Eighth avenue. The buyer also secured the adjoining house, No. 321. A tract of 100 acres at Manhasset, L. I., was pairchased by a life insurance official, who will establish an exclusive summer colony on the property.

The building industry was represented by plans for a few minor alterations and for one or two inexpensive new structures. o new construction work was projected 1 The Bronx. At the auction exchange only one parcel—
a six story flat on Cortlandt avenue—obtained a high enough bid to secure its sale.

Private Sales.

EJGHTEENTH STREET.—Dr. Le Roy F. Satterlee has sold No. 8 West Eighteenth street, a four story and basement dwelling, on lot 27x92. FORTY-NINTH STREET.—Pease & Elliman have sold for Jordan L. Mott No. 55
East Forty-ninth street, a five story American basement dwelling, on lot 18x100.5
to Robert H. E. Elliott.

to Robert H. E. Elliott.

FIFTY-SECOND STREET.—Minturn Post Collins has purchased from Frank J. Ransom No. 123 East Fifty-second street, a three story and basement dwelling, on lot 15.3×100.5. A station of the Lexington avenue subway will be at Fifty-second street. Harris & Vaughn were the brokers.

FIFTY-THIRD STREET.—William Black and John Zahn have sold Nos. 302 to 306 West. Effty-third street, a four story business building, on plot 53.4×100.5, adjoining the southwest corner of Eighth avenue.

FIFTH AVENUE.—Goodwin & Goodwin and

FIFTH AVENUE.—Goodwin & Goodwin and
Renwick C. Hurry & Co. have sold for
Marguerite Cook of Elgin, Ill., the five
story office and loft building at No. 148
Fifth avenue, on plot 2%100, between
Nineteenth and Iwentieth streets. The
David C. Cook Publishing Company; occupies
part of the structure. Henry Marks and
Casper Levy are the buyers.

FIFTY-SEVENTHESTREET.—Mrs. Robert A.
Van Wyck has sold No. 319 West Fiftyseventh street, a four story dwelling on
Int. 25x100.5. The adjoining and similar
dwelling, No. 321, has been sold by Julius
Rien, owner and occupant. The buyer
of both houses is Mrs. R. Clark, who resides
at the Ansonia Hotel.

t the Ansonia Hotel EIGHTY-SEVENTH STREET —Mrs. Lena Stern has sold No. 29 West Eighty-seventh street, a four story and basement dwelling, on lot 20x100.8.

EIGHTY-FIRST STREET.—Catharine A. Crowe has sold No. 118 West Eighty-first street, a four story and basement dwelling, on lot 18x102.2. on lot 18x102.2.

FIFTY-SIXTH STREET. -S. Osgood Pell & Co. have sold for Mrs. Ella Blackburn No. 123 West Fifty-sixth street, a three story stable, on lot 25x100.10. The buyer, Frank M. Stanton, will alter it into a private garage. THIRD AVENUE.—Joseph P. Day has sold for the J. Munroe Taylor estate to David and Harry Lippmann Nos. 81s to 824 Third avenue, northeast corner of Fiftieth street four five story flats, with stores, on plot

100.5x107.

138TH STREET -F. B. Roberts & Co. have sold for A. and J. Scheinberg the five story apartment house at Nos. 525 and 527 West 138th street, on plot 50x98.11. The buyers, F. and M. Singer and Peter Korn, give in part payment forty lots, each 25x100, on Metropolitan avenue, Castleton, Staten Island.

AMSTERDAM AVENUE -Slawson & Hobb have sold for George Latour No. 720 Amster dam avenue, northwest corner of Ninety-fifth street, a five story flat, with store, on SIXTIETH STREET. N. Walah has sold for Isaac Nacht to Sharlew Brothers the four grory tenement at No. 303 East Sixtieth street, on lot 25x100.5, at the entrance to

street, on lot 25x100.5, at the entrance to Blackwell's Island Bridge. The buyers will after the premises into a store and loft

BEVENTY-FIFTH STREET.—Ernest N. Adler has sold for Charles Sachar to the Bortvof Bohemian Real Estate Association and the Pokrok Real Estate Association respectively Nos. 507 and 509 East Seventy-fifth street, two five story double tenements, on lots 25x118.5 and 25x112.3.

TENTH STREET—Young & Gibbons have

TENTH STREET - Young & Gibbons have sold for the Golding estate No. 200 West Tenth street, a three story building, on lot 19.1x34.9. LEXINGTON AVENUE —Frederick T. Barry has sold for Abraham Schwab to the Edge-water Realty Company No. 729 Lexington avenue, a four story building, on lot 17.9x95. 133D STREET.—Isaac Portman has bought from Edward A. Johnson through E. H. Ludlow & Co. No. 63 West 133d street, a five story flat, on lot 25x99.11.

FIFTIETH STREET.—Isaac Portman has bought from Edward A. Johnson of Rateigh, N. C., No. 534 West Fiftleth street, a e story tenement, on lot 25x100.5. E Ludlow & Co. were the brokers. H. Ludlow & Co. were the brokers.

LUDLOW STREET.—Isaac Portman has bought No.137 Ludlow street, six story front and rear tenements, on lot 25x87.6.

BROADWAY.—A. M. Baumann has sold for Max Mark and A. M. Bendheim the northeast corner of Broadway and 145th street, a plot 99.11x125, to John W. Kight, with stores.

SIXTY-THIRD STREET.—Frederick T. Barry has sold for Charles Faulkner No. 154 East Sixty-third street, a three story stone front dwelling, on lot 16.8x100.5.

front dwelling, on lot 16.8x100.5.

NINETY-SEVENTH STREET.—Augusta
Buchner has sold to John Scholes No. 154
East Ninety-seventh street, a five story
double flat, on lot 27x100.11.

FORTY-SECOND STREET.—John P. Kirwan
has sold for Nechols & Blumenstock to the
Borine Manufacturing Company No. 551
West Forty-second street, two four story
tenements, on lot 25x100.5.

tenements, on lot 25x100.5.

THIRD AVENUE.—The Meyer estate has sold, through Max Blau to Herschfield & Leopold Nos. 18 and 20 Third avenue, two five story tenements, on plot 50x100.

BUCHANAN PLACE.—Leonard Weill has sold to a Mr. Norden the southeast corner of Buchanan place and Grand avenue, a plot 100x100. Casey & Irving were the brokers.

brokers.
WILLIAMSBRIDGE.—A. Shatzkin & Sons have sold to Giosimonti Fuscia the lot, 25x100, on the south side of 213th street, 25 feet east of Maple avenue; also to Giuseppe Campanella and Francesco S. D. Morabito the plot, 50x95, on the north side of 209th street, 105 feet east of Rosewood avenue, and to Joseph Barbera the lot 25x145 on the south side of Randall street, 100 feet west of Fourth avenue.

Miscellaneous.

The 100 acre Robert Savage farm at Manhasset, L. I., between the Payne Whitney and W. K. Vanderbilt, Jr., estates, has been sold to William M. Lloyd, general manager for Long Island of the New York Life Insurance Company. H. A. Baxter represented the buyer and G. Smith Stanton the Savage estate. The price was about \$950 an acre. The farm is on high ground overlooking the Sound. It will be cut upfinto ten acre tracts for summer homes for Mr. Lloyd and his associates.

The Charles F. Noyes Company has sold for the Stallman & Fulton Co. to D. B. Fleming & Sons its unexpired lease on the building at No. 10 Jacob street, recently sold to Fleming & Sons through the same brokers.

Frederick Fox & Co. have leased for the Richman Realty and Construction Company to D. Strauss 6,500 square feet of space in the new building at the northeast corner of Fifteenth street and Fifth avenue, for a long term of years, at an aggregate rental of \$25,000; also, for Hiram J. Hays, the store floor at No. 24 West Seventeenth street, for a long term of years, to Gustave Schumann, Jr., at an aggregate rental of \$20,000.

Charles E. Duross has leased for John R. Lode to the U. S. Hassock Company the four story building at No. 442 West Fourteenth street, adjoining the southwest corner of Washington street, for a term of years. S. Osgood Pell & Co. report the following rentals through their Woodmere office, D. E. McAvoy, manager: House No. 15 for R. L. Burton to Miss W. Rasmus; Miss Sadie's cottage to Marshall J. Dodge, and the house of S. P. Hinckley to W. B. Hines.

Ernest N. Adler has leased space in the building at No. 304 East Ninety-eighth street to the Salvation Army and the store at No. 1317. First avenue to the Monitor Realty Company for five years.

Son hendrick Hangs and Francis S. Bangs have sold to George F. Kelly their property known as the Crescent, on the east side of South Broadway, Just south of the Park itll station. It is a plot 350x187, with six frame dwellings, which are all occupied. The price was \$70,

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from the fact that the REAL growth of New York City must be northward. Lying directly in line of this growth, adjacent to the Bronx at 177th Street, lies Morris Park, recently opened to the public. Here the Astors, the Lorillard Spencers and other families whose real estate investments have made them fortunes have purchased large holdings, because of the enormous profits that MUST accrue on their property.

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Just completed: steam heat, hot water, electric light, parquet floors: 8 and 7 rooms: store room and bath: rent \$45 to \$65. W. EDWARD CORRIGAN, Builder.

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town agency of Wood, Harmon & Co. and is at present general manager of Garden City estates, will leave that concern on April 1, having resigned to devote his time to the affairs of Mueller & Co., who have operated successfully in Pennsylvania.

Plans have been filed with Building Superintendent Murphy for remodelling the ground floor of the office building annex of the new Astor Theatre at the northwest corner of Broadway and Forty-fifth street, owned by the Long Acre Square Theatre Company, for the Mechanics and Traders' Bank as lessee. As made over there will be a marquise entrance with revolving doors.

Plans have been filed for making over the three story school building at No. 308 East Ninety-sixth street into a light manufacturing establishment for Max Bowsky as the new owner. The oost of the improvements will be nominal, according to H. A. Wilkes, the architect.

The Manhattan plans for new buildings filed yesterday comprise a six story tenement house to be built for Michael Brigantiat Nos. 280 and 282 Mulberry street at a cost of \$35,000, and a three story loft and store building for Eickinger & Glass at the southeast corner of Eleventh avenue and Twenty-second street to cost \$25,000.

No plans for new buildings were filed with the Bronx bureau.

l'esterday's Auction Sales

[At 14 Vesey Street.] BY JOSEPH P. DAY. Courtiandt avenåe, Nos. 819 and 821, south west corner 186th street, 48.8298, six story brick flat and store; Samuel Williams et al. vs. Max Kessler et al.: due on judgment, \$10,799.50; subject to taxes, &c., \$271.83; to Uhifelder & Weinberg.

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LOTS, \$250, on line of Jerome Ave. Subway take Jerome Ave, trolley to end, BELDEN'S OFFICE, branch of 215 West 125th St. MORRIS PARK is the place to buy propert Fidelity Development Co., owners, Times Bldg., N.

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K.Wm. II. Apr. 9, 1 PM Kaiser. July 2, 10 AM

Kronp'z. Apr. 23, Noon K.Wm. II. July 9, 6 AM

Kaiser. May 7, 10 AM Kronp'iz.July 16, 9 AM

K.W. II. May 14, 7:50 AM Kaiser. July 30, 10 AM

Kronp'z. May 21, 10 AM K.Wm. II. Aug. 6, 5 AM

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Statendam. Mar.27, 10 AM; Potsdam....Apr. 17, 8 AM
Noordam...Apr. 3, 3 AM; N.AmsterdamApr.24,2PM
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MINNEHAHA, Mar. 23, 12:30 P. M.: Apr. 20, May 18
MESABA, Mar. 30, 9 A. M.: Apr. 27, May 23
MINNETONKA, Apr. 6, noon: May 4, une-1
MINNEAPOLIS, Apr. 13, 6 A. M.: May 11, June 8

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RED STAR LINE From Pler

New York—Bover—Antwerp.

INLAND. Mar. 23, noon; Apr. 20, May 11.

ROONLAND. Mar. 30, 6:30 A. M.; Apr. 27, May 21.

ROONLAND. Apr. 6, noon; May 4; June 1.

ADERLAND. Apr. 13, 7 A. M.; May 11, June 1.

Plymouth—Cherbourg—Southampton.
CELTIC....Apr. 6, noon; May 4, 11 A, M.
†ADRIATIC....May 22, June 19, July 17
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CANOPIC Apr. 10, 8:30 A. M.: May 18, June 30
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